



Community Development Department
16000 N Civic Center Plaza
Surprise, AZ 85374
Ph 623-222-3000
Fax 623-222-3002
TTY 623-222-1002

October 20, 2016

Re: FS16-320

Dear Mr. Olson,

City staff has reviewed the Conditional Use Permit for Greulich's Automotive and based upon the findings herein; staff concludes the request meets with the conditions, the requirements of the zoning district, municipal code, general plan, and other applicable codes and standards.

Therefore, we are pleased to inform you that we are recommending approval with conditions at the November 17, 2016 Planning and Zoning Commission Meeting as outlined on Attachment (A).

Please sign and return the attached document acknowledging your agreement with the condition(s) as written and provide the submittal requirements listed on attachment (B) on or before October 26, 2016 for the project to remain on the agenda.

If you should have any questions, please do not hesitate to contact Jamie Sullivan, Project Coordinator at 623-222-3099 or jamie.sullivan@surpriseaz.gov.

Sincerely,
City of Surprise
Community Development Department

Att

ATTACHMENT (A)

A. The site plan prepared by Phoenix Design Group, Inc., date received September 30, 2016 will be revised and submitted for review to include the following modifications:

1. Prior comments asked that you include a zoning setback table. You included the table, but the North setback is shown at 10 inches. This may be the actual distance, but the minimum required is zero. Please revise.
2. Prior comments asked that you consider shifting the pedestrian path over to the bank of parking so those drivers have a more direct connection to the pathway. Your revised plan shows some connectivity; however, the pathway should extend in a northerly direction to accommodate the four northernmost spaces.
3. Prior comments asked that you call out all of the materials used in the pedestrian pathway system. You called out the new concrete sidewalks; however, the stippling pattern of the pathway suggested another treatment. Please clarify.
4. Prior comments asked that you shift the accessible spaces to the south in order to be closer to the building entrance. Your response to comments is that the existing ADA Parking will remain; however, this configuration is inconsistent with ADAAG and building code requirements. Please revise.
5. The accessible parking, as depicted, does not meet the requirements of 2012 IBC Section 1106.6.

“Accessible parking spaces shall be located on the shortest accessible route of travel from adjacent parking to an accessible building entrance.”

6. Provide the following information on the site plan:
 - Provide existing and proposed water and sewer up to the building. Include the fire line and proposed FDC connection.
 - Provide current date signed in the Architects seal
 - Provide and label easements (water, electric, etc.)
 - Do not cloud and delta the revisions
 - Site plan and civil plans must match each other
7. Show the interceptor and associated lines on the site plan

B. The landscape plan prepared by T.J. McQueen & Associates, Inc., date received September 30, 2016 will be revised and submitted for review to include the following modifications:

1. Revise the Landscape Plan per Site Plan comments.

C. The elevations prepared by Phoenix Design Group, Inc., date received September 30, 2016 will be revised and submitted for review to include the following modifications:

1. Indicate the location of the Service Entrance Section and indicate that it will be painted to match the building.

D. The photometric plan prepared by Phoenix Design Group, Inc., date received September 30, 2016 will be revised and submitted for review to include the following modifications:

The following comments are new comments based on new information.

1. The lighting photometric should extend a minimum of 10 feet beyond all property lines.

2. Much of the information is illegible due to the font size used. Please use a smaller font for clarity.

3. Your FC values do not seem to take into consideration the existing lighting. Please include the existing parking lot lighting in your analysis.

4. Related to the previous comment, a minimum of 0.5 foot-candles is required in all parking areas.

5. There is a cluster of light fixtures that appear to be located on the neighboring Taco Bell building. Are these fixtures new or existing? Please clarify.

6. Please confirm the fixture count for both of the Gotham fixture types (fixtures B and D).

E. All civil comments, per letter dated August 5, 2016 on file with Engineering Services of Public Works, shall be addressed and civil documents approved by city staff prior approval and issuance of civil construction permits.

F. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the provisions of Article XIV of the Surprise Unified Development Code.

By signing below, the applicant/owner agrees to the conditions listed above, and understands that although the project has been scheduled for Planning and Zoning Commission, all conditions indicated must be addressed, revised plans resubmitted and approved, prior to issuance of civil and building permit.

Applicant/Owner Signature

Date

ATTACHMENT (B) – FS16-320

Planning and Zoning Commission meeting presentation package

Collated in the order shown below:

- Ten (10) copies of 24" x 36" site plan
- Ten (10) copies of 11" x 17" color landscape plan
- Ten (10) copies of 11" x 17" color elevations

Additional items that shall be submitted:

- One (1) copy of the signed condition letter
- One (1) CD to include all above mentioned documents in PDF format